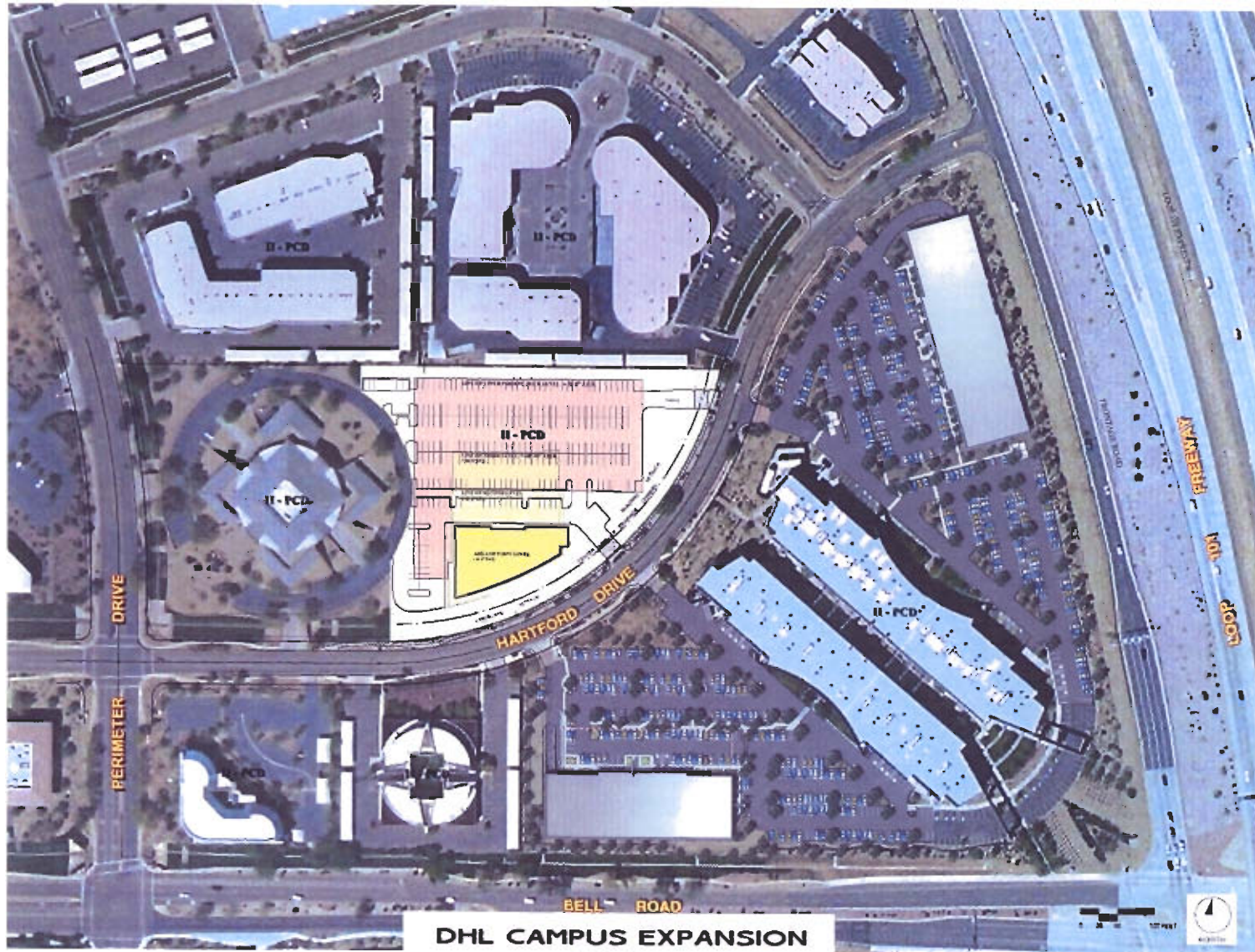


PROJECT NARRATIVE:

DHL CAMPUS EXPANSION @ Perimeter Center

This request is to amend the building height for property located northwest of the intersection of Bell Road and the Loop 101 Freeway in the Perimeter Center. Lots 22 & 45 @ of the Perimeter Center are being tied together (under separate application) to accommodate an expansion of the DHL Corporate Offices creating a "Campus" setting. (The DHL Offices are currently located across the street to the southeast.) Lot 22 is vacant; Lot 45 is the site of the FFCA Office Building (the old Fleischer Museum). Both lots are under the same ownership. The plans are to build a 3-story office building on lot 22. At this time there are no plans to re-develop lot 45.

- The Perimeter Center business park is part of an area designated under the General Plan for Regional Uses. This designation anticipates the development of corporate offices serving a regional market.
- The subject site was originally part of State Land property zoned I-1 PCD in the 1980's. PCD (Planned Community District) development standards may be amended per Section 5.2102 of the Zoning Ordinance.
- The proposal is for building height of @ 50 feet, with additional height for mechanical screening.
- In keeping with the site's strategic location & freeway access, the proposed height modification will expand DHL's presence in Scottsdale AND facilitate a Campus environment for DHL in the Perimeter Center.
- Proximity to the raised freeway and sensitive architectural design combine to minimize visual impacts of building height on the neighborhood.
- The resulting development equates to a stronger economic presence for DHL in the area by providing space to serve the growing needs of DHL and other tenants in the Perimeter Center.



DHL CAMPUS EXPANSION

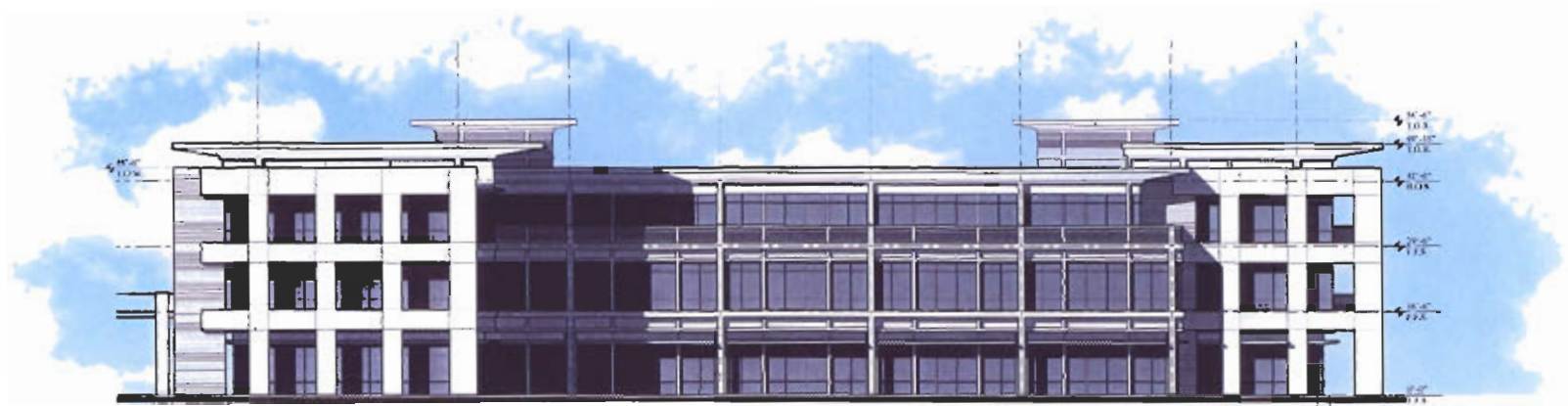
LOT 22

PERIMETER CENTER OFFICE BUILDING

SITE PLAN / AERIAL



11-ZN-2005
6-3-05



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

DHL CAMPUS EXPANSION

LOT 22

PERIMETER CENTER OFFICE BUILDING

**LOOP 101 & BELL ROAD
SCOTTSDALE, ARIZONA**



**11-ZN-2005
6-3-05**